

# Housing challenges & opportunities in the post-COVID environment

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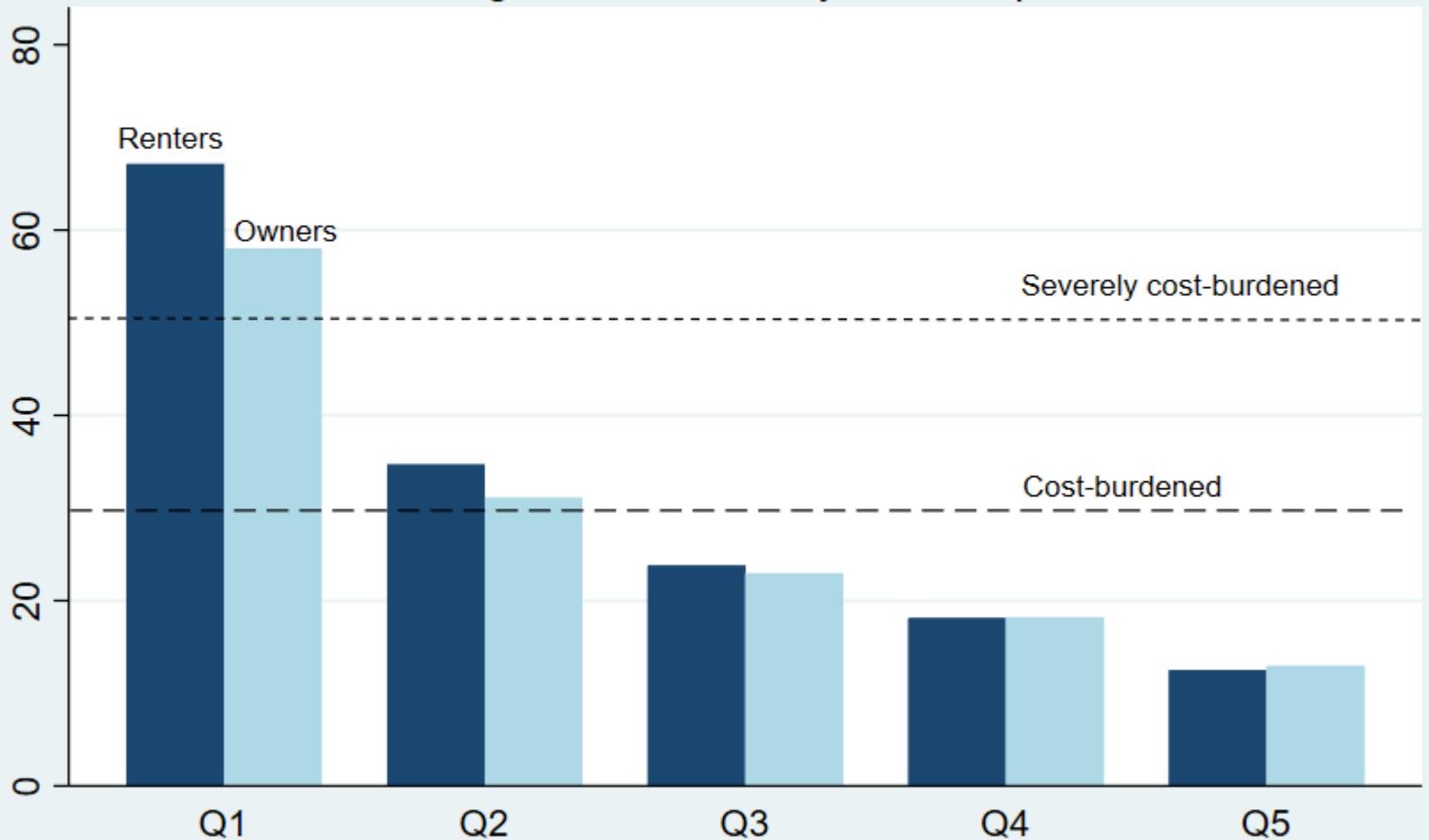
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# Presentation outline

- Pre-COVID housing challenges
  - Affordability, location, quality, & climate exposure
- Uncertainties in the COVID era
  - Housing implications of k-shaped recovery
  - Demand for cities, suburbs, & rural areas
- Federal, state, & local policy activity
  - Housing funds in recovery & infrastructure bills
  - State & local zoning reforms

# Low-income Virginians have higher cost burdens

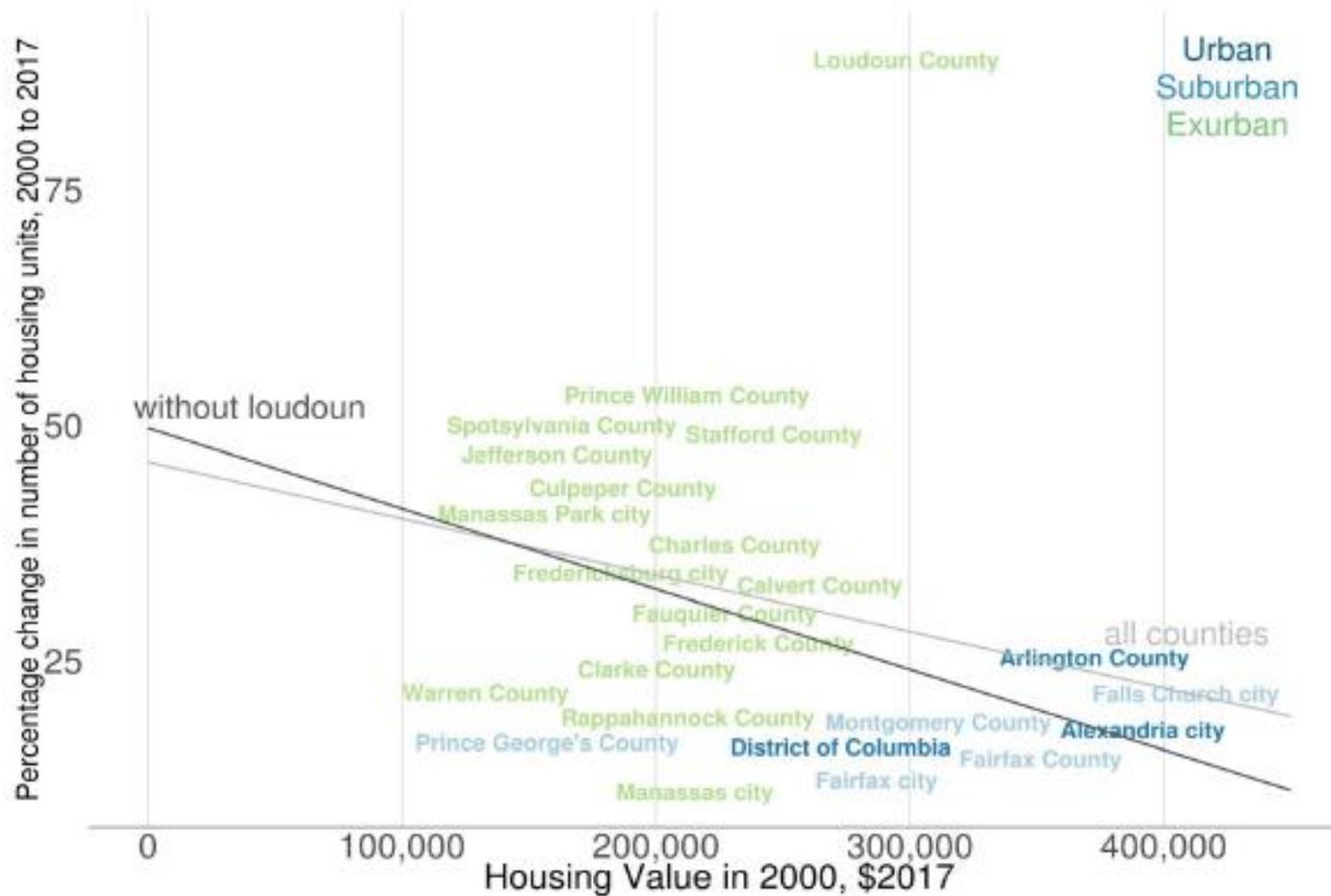
## Housing costs/income, by income quintile



Source: ACS 2014-2018



**Figure 2: Most Housing Growth is Lower in Higher-Value Jurisdictions**  
*County-level percent change in housing units 2000–2017 by median self-reported housing values in 2000 (2017\$).*



Source: American Community Survey 2013–2017.

# Barriers to housing affordability

- Local governments have made it hard to build moderately-priced housing.
  - [Zoning](#) limits land where townhouses, 2-4 family homes, and [apartments](#) can be built
  - Lengthy, complex, expensive [development process](#)
  - Discretionary approval process favors existing homeowners
  - But there are hopeful signs for zoning reform.
- Housing quality is a concern in both urban and rural areas
- Increasing exposure to climate risk

# COVID-related uncertainties

- Low-income workers have suffered greatest job and income losses during pandemic
  - Nationally, 9 million renters have fallen behind
  - Average rent debt around \$5400/household
- Divergence of rental & owner-occupied markets
  - Prices are soaring & inventory low
  - [Rents are down](#) (high end) and up (low end)
- Will permanent work-from-home kill cities, while boosting smaller towns & rural areas?
  - [Yes](#)
  - [No](#)

# Current policy challenges

- Pandemic interventions & economic recovery
  - Additional financial support to households
  - State & local rent relief programs
  - Extension of CDC eviction moratorium
  - Housing/zoning components of infrastructure package
- State & local governments are moving on zoning reforms
  - [Minneapolis 2040](#), [Massachusetts TOD zoning](#)
  - VA: [Arlington](#) “Missing Middle” study, HB 2053 & 2054

## Let's Get Started

What development types and amenities would you like to see in Blacksburg?

WELCOME

### A Community Conversation on Housing

We need to think about how to creatively increase residential density in a way that maintains our small-town feel and provides more housing choice for a wider range of household incomes.

Next

### This survey seeks your input on:

- 1) The amenities most important to you.
- 2) The types of non-student residential development that should be encouraged.
- 3) The tradeoffs we may need to make.
- 4) Click "Next" to begin.

Blacksburg TOWN OF  
VIRGINIA

2

AMENITIES

3

HOUSING TYPES

4

TRADEOFFS

5

WRAP UP





2

3

# Preferred Development Types



4

5

WELCOME

AMENITIES

HOUSING TYPES

TRADEOFFS

WRAP UP

Lower Density



Moderate Density



Higher Density



Click on each of the three boxes below and share your opinion. Then, click "Higher Density" above.

Duplex and Triplexes



Quadplex / Rowhouses



Low Rise Apartment Buildings



## Quadplex / Rowhouses

**Four or more attached units within one building, with separate entrances for each unit.**



- Central or private parking lots, depending on development.
- Could include common and/or small private greenspace.
- Current price range \$200k- \$400k, average sales price \$292k, to rent \$1,300-\$2,500 monthly based on age and size.



Would you support this development type in Blacksburg for NON STUDENTS?

Strongly oppose

Somewhat oppose

Neutral

Somewhat support

Strongly support



Comments & questions welcome!

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